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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** OMNIPOINT COMMUNICATIONS, INC. SITE PLAN  
(PROPOSED 120 FT. MONOPOLE WITH RELATED STRUCTURE)  
**PROJECT LOCATION:** 111 WINDSOR HIGHWAY  
SECTION 9 - BLOCK 1 - LOT 26  
**PROJECT NUMBER:** 09-01  
**DATE:** 28 JANUARY 2009  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A 120 FT.  
MONOPOLE TELECOMMUNICATIONS TOWER ON THE 49+/- ACRE  
PARCEL (BORCHERT ORCHARD) OFF UNION AVE. AND NYS  
ROUTE 32. THE PLAN WAS REVIEWED ON A CONCEPT BASIS  
ONLY.

1. The application appears complete and responsive to the requirements of Section 300-28 of the New Windsor Code. The property is located in the C zoning district and the proposed tower requires a Special Permit, in addition to site plan approval.

Notwithstanding their reference to the consideration of the "Snake Hill Tower", which they indicate they already operate a facility, their analysis does not appear to consider an upgrade of the facilities at this location, nor do they provide a computer model to evaluate the coverage area that would result with such an upgrade. In my opinion, this is an alternative that should be required, since Section 300-28 E of the code requires that the applicant demonstrate that shared use is impractical or that no existing facility could be modified or altered to be usable, before a new tower can be considered.

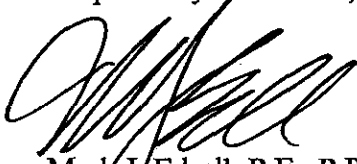
2. The applicant has indicated their intent to conduct visual impact analysis via a balloon test on the proposed site following their meeting with the Planning Board. I suggest the Board consider locations where the visual impacts should be evaluated. In addition, I recommend the Board require the analysis with both a lattice tower and monopole type structure.

**REGIONAL OFFICES**

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3. We have performed a cursory review of the site plans submitted for the application. We have the following initial comments:
- The access drive is approximately 2100 ft long, accessing NYS Route 32. The plan should clarify if the entirety is an existing driveway (it does appear that there is an existing dirt drive for at least some portions). Further, it should be clarified which portions of the drive (interior to the property) are existing vs. proposed.
  - Slopes should be indicated along the access drive (plan) or a profile should be provided.
  - Note #5 on sheet C-2 should be removed as the statement is a conclusion to be determined by the Town Planning Board as lead agency.
  - The Gravel Drive Detail on sheet C-2 should be clarified as to the sloped (curve) on the left of the detail.
  - Sheet C-3 notes an existing access drive. Clarify as noted above.
  - Please reconsider depicted parking space depicted perpendicular to access movement, with such space obstructing access to double access gate.
  - We suggest separate and different drive detail and parking surface detail are inappropriate. Further, use of crushed stone as a drive or parking surface is less desirable than crushed shale.
4. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. This project is within a 500-foot distance from Union Avenue (County Highway) and NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). The Board may wish to delay such referral if additional information is required per comments above.
6. The applicant's professional should determine the total area of disturbance (in acres) related to the project (including driveway work), such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board